

# Memo

**To:** Mayor Currin & Town Board of Commissioners  
**From:** Michael Elabarger, Interim Planning Director & Meredith Gruber, Senior Planner  
**Date:** Meeting Held October 9, 2025  
**Re:** TA-25-06 - Land Development Ordinance (LDO) Text Amendments to Table 5.1., Section 5.1.4., Table 3.4.2., and Table 3.4.3. to Add 'Self-Storage, Enclosed' Use and Modify Options for Development Agreements

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## **Background**

Land Development Ordinance (LDO) Text Amendment Application TA-25-06 was submitted by Paul C. Schmidt of Experience One Homes. The application proposes two (2) separate Amendments - (Part A) to modify LDO Table 5.1. and Section 5.1.4. to create and add a 'Self-Storage, Enclosed' use as a separate Specific use; (Part B) to modify LDO Table 3.4.2. and Table 3.4.3. to expand the use of a Development Agreement to modify additional development standards.

## **(TA-25-06 Part A) - Proposed Text Amendments for 'Enclosed Self-Storage' Use**

The Zoning specific use of **Industrial, Light** (which in Section 5.1.6.D. mentions 'Self-Service Storage' in both the Characteristics descriptor and under Use Standards) is a Permitted use in the following Zoning Districts:

- General Industrial (GI)
- Business and Technology (BT)

The following sections of the LDO would be affected by TA-25-06 Part A:

- Table 5.1. - Permitted Principal Use Table
- 5.1.4. - Commercial Principal Uses

The subject Text Amendments propose the following:

- LDO Table 5.1 / Commercial Uses group - Add 'Self Storage, Enclosed' as a separate Commercial use that is Permitted ("P") in the Neighborhood Center (NC) zoning district.
- LDO Section 5.1.4. / Commercial Principal Uses – Add a new entry of Use Standards for 'Self Storage, Enclosed' to state the interior roll up doors will not be visible from the exterior of the building

See the attached application for Text Amendment TA-25-06. It includes the proposed text in [blue and underlined](#).

## ***Previous Self Storage Text Amendment***

TA-22-02 was approved by the Board of Commissioners to remove 'Self Storage Facility' from the description/examples of the 'Warehousing' Principal Use but kept [Self storage facility] listed and mentioned within the 'Industrial, Light' Principal use. LDO Section 5.1.6.D.5.b. states: "Self-

*service Storage shall be contained within a fully enclosed building and contained in a single building, accessed internal, except in the General Industrial district not located on North Main Street or South Main Street."*

TA-25-06 (Part A) may allow for a greater variety of services if the 'Self-Storage, Enclosed' use is both viewed as a Commercial, rather than an Industrial, form of use and development, and then ultimately Permitted in additional zoning districts that cater to larger scale/building types of commercial uses.

| <b><i>Proposed Text Amendment/Topic</i></b>                                                                                                                                                                               | <b><i>Staff Analysis and Recommendation</i></b>                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Add 'Self Storage, Enclosed' as a separate Commercial use in Table 5.1</li> <li>• Permit the use in the Neighborhood Center zoning district</li> </ul>                           | <ul style="list-style-type: none"> <li>• Staff recommends also adding <a href="#">General Commercial [GC]</a>, <a href="#">Commercial Highway [CH]</a>, <a href="#">Office and Professional [OP]</a>, <a href="#">General Industrial [GI]</a> and <a href="#">Business and Technology [BT]</a> as by-right zoning districts for 'Self-Storage, Enclosed'.<br/><i>Note: Applicant agrees with the Staff Recommendation</i></li> </ul> |
| <ul style="list-style-type: none"> <li>• Add Use Standard stating Self Storage facilities shall keep the interior roll up doors not visible from the exterior to LDO Section 5.1.4. Commercial Principal Uses.</li> </ul> | <ul style="list-style-type: none"> <li>• Staff recommends adding five Use Standards, four to address <a href="#">building transparency and interior illumination</a> and one to <a href="#">limit Self-Storage, Enclosed use to only General Industrial [GI] zoned properties on South Main Street between Jonesville Road and Young Street</a>.<br/><i>Note: Applicant agrees with the Staff Recommendation</i></li> </ul>          |

#### **(TA-25-06 Part B) - Proposed Text Amendments for Development Agreements**

The following sections of the LDO would be affected by TA-25-06 Part B:

- Table 3.4.2. - Activity Center [AC] District Development Standards
- Table 3.4.3. - Neighborhood Center [NC] District Development Standards

The LDO includes the following mentions of **Development Agreement**:

- 2.2.2.A.b. - Board of Commissioners Powers and Duties
- 2.1.2.B.8.c. - Planning Board Powers and Duties
- 3.4.1.B.3. - Town Center [TC] District Timing of Development
- 3.4.2.D.6. - Activity Center [AC] Mixture of Uses and Timing of Development
- Table 3.4.2. - Activity Center [AC] District Development Standards, Maximum Single-Use/Building Size (Excluding Residential Only Structures)
- 3.4.3.D.6. - Neighborhood Center [NC] Mixture of Uses and Timing of Development
- Table 3.4.3. - Neighborhood Center [NC] District Development Standards, Maximum Single-Use/Building Size (Excluding Residential Only Structures)
- Appendix A, Section 2.2. - Development Agreement Legislative Process:

- The purpose of a Development Agreement, consistent with N.C. Gen. Stat. § 160D, Article 10, is to allow a process for the establishment and review of large-scale, multi-phased development projects with an expected buildout date of several years.
- Development Agreements are intended to provide the Town and property owners/developers of land regulatory certainty and a schedule of development.
- This certainty and schedule allow property owners/developers and the Town to coordinate public facilities to serve the development

The subject Text Amendments propose the following:

- Within the Activity Center [AC] and Neighborhood Center [NC] Districts, add text that allows the Development Standards of minimum Building Setbacks, Lot size, and Building Height to be modified (lessened) if part of a Development Agreement approved by the Board of Commissioners.

See the attached application for Text Amendment TA-25-06. It includes the proposed text in [blue and underlined](#).

TA-25-06 (Part B) may support the creation of a diversity of new housing options in Rolesville.

| <b><i>Proposed Text Amendment/Topic</i></b>                                                                                                                                                                                                                                                                                                                               | <b><i>Staff Analysis and Recommendation</i></b>                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Add text that minimum Building Setbacks, Lot Size, and Building Height may be modified within the Activity Center [AC] and Neighborhood Center [NC] District Development Standards if part of an approved Development Agreement. ( <i>The lot dimensions that exist in the AC and NC District are for residential lots and are not related to the Self-Storage use.</i> ) | <ul style="list-style-type: none"> <li>• As per LDO Appendix A, Section 2.2.A., Development Agreements consistent with N.C. General Statutes Chapter 160D, Article 10, allow a process for the establishment and review of large-scale, multi-phased development projects with an expected build out date of several years.</li> </ul>                                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>• Staff recommends the use of a Development Agreement to adjust any/all standards – rather than the select list proposed – in the three Mixed Use zoning districts (Town Center, TC, in addition to AC and NC).<br/><i>Note: Text Amendments to Table 3.4.1 TC District Development Standards were not advertised. Staff will follow up with a separate Text Amendment.</i></li> </ul> |

### **Planning Board Recommendation**

At the Planning Board meeting on July 28, 2025, the Board asked about prohibiting the ‘Self-Storage, Enclosed’ use along Main Street as well as the dimensional standards of the use. The Planning Board unanimously recommended approval - with the suggestion of additional language to be written that would disallow Self-Storage uses to have frontage on Main Street - with a vote of 6 – 0 (one member was absent).

### ***Staff Analysis and Recommendation***

Major objectives from the 2017 Comprehensive Plan include:

- Walkability;
- Greater variety of services, shopping experiences, and restaurants in Rolesville;
- More parks and active recreation;
- Retention of “small-town” feel reflecting a population that comes together to socialize.

Major recommendations from the 2017 Comprehensive Plan include:

- Create a close-knit system of secondary streets.
- Create a diversity of new houses but ensure high quality and limited locations for multifamily units.
- Create more capacity in the local parks and active recreation programs.
- Celebrate Downtown.

### **Consistency and Reasonableness**

Based on Staff review noted in the *Staff Analysis* sections above, as well as the Planning Board’s recommendation, TA-25-06 is consistent with the Comprehensive Plan and is therefore reasonable.

### **Proposed Motions**

#### ***TA-25-06 Part A, Self-Storage, Enclosed***

- Motion to (*approve or deny*) TA-25-06 Part A, Land Development Ordinance (LDO) Text Amendments to Table 5.1. and Section 5.1.4., to Add a ‘Self-Storage, Enclosed’ Use
  - *If motion is for approval, note if approval is as per the Text Amendment Application or Staff’s Recommendation*

*If TA-25-06 Part A is approved:*

- Motion to adopt a Statement of Consistency and Reasonableness as TA-25-06 Part A is consistent with Rolesville’s Comprehensive Plan and is therefore reasonable

Or

- Motion to continue TA-25-06 Part A, Land Development Ordinance (LDO) Text Amendments to Table 5.1. and Section 5.1.4., to Add a ‘Self-Storage, Enclosed’ Use to a future Town Board of Commissioners meeting (**provide date certain**)

#### ***TA-25-06 Part B, Modify Options for Development Agreements***

- Motion to (*approve or deny*) TA-25-06 Part B, Land Development Ordinance (LDO) Text Amendments to Table 3.4.2. and Table 3.4.3., to Modify Options for Development Agreements
  - *If motion is for approval, note if approval is as per the Text Amendment Application or Staff’s Recommendation*

*If TA-25-06 Part B is approved:*

- Motion to adopt a Statement of Consistency and Reasonableness as TA-25-06 Part B is consistent with Rolesville’s Comprehensive Plan and is therefore reasonable

Or

- Motion to continue TA-25-06 Part B, Land Development Ordinance (LDO) Text Amendments to Table 3.4.2. and Table 3.4.3., to Modify Options for Development Agreements, to a future Town Board of Commissioners meeting (**provide date certain**)

#### **Attachments**

1. Text Amendment Application TA-25-06 from Paul C. Schmidt, Experience One Homes
2. Ordinance ORD-2025-22 *as per Text Amendment Application*
3. Ordinance ORD-2025-22 *as per Staff Recommendation*

# Land Development Ordinance (LDO)

## Text Amendment Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | [planning@rolesville.nc.gov](mailto:planning@rolesville.nc.gov)

Planning Department Home Page: [Official Town Webpage](#)

**Financially Responsible Party** Paul C Schmidt

(\*that who receives and will pay Invoices for the Actual Cost Consultant Review Fees\*)

Mailing Address PO Box 5509 City/State/Zip Cary, NC 27512

Phone 919-991-1428 Email cschmidt@e1homes.com

### Applicant / Engineer / Architect / Attorney / Agents

|                                 |                            |                                                   |
|---------------------------------|----------------------------|---------------------------------------------------|
| Name: <u>David Schmidt</u>      | Phone: <u>919-991-1428</u> | Email: <u>dschmidt@e1homes.com</u>                |
| Name: <u>Timothy Grissinger</u> | Phone: <u>919-577-1080</u> | Email: <u>t.grissinger@batemancivilsurvey.com</u> |
| Name: <u>Shelbey Daniel</u>     | Phone: <u>919-577-1080</u> | Email: <u>s.daniel@batemancivilsurvey.com</u>     |
| Name: _____                     | Phone: _____               | Email: _____                                      |

### APPLICATION MINIMUM REQUIREMENTS / GUIDANCE::

|                                                                                                                                                         |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <input checked="" type="checkbox"/> Completed Application and checklist below.                                                                          |     |
| <input checked="" type="checkbox"/> Sketch/Pre-Submittal meeting notes (if applicable).                                                                 |     |
| <input checked="" type="checkbox"/> Document that provides clear Text direction regarding the amendment sought – strike-through and “clean” versions.   |     |
| <input type="checkbox"/> Any additional supporting documents (ask Staff).                                                                               | n/a |
| <input checked="" type="checkbox"/> Note: INVOICE issued for the application fee payment during the completeness check or following application review. |     |

## Exhibit A to Text Amendment Application

Applicant proposes to include a “self-storage (enclosed)” to Commercial use category in LDO Table 5.1 and LDO 5.1.4.

- Add the following line to Table 5.1

|                                            | RL | RM | RH | MH | GC | CH | OP | GI | BT | TC | AC | NC |                        |
|--------------------------------------------|----|----|----|----|----|----|----|----|----|----|----|----|------------------------|
| <b>COMMERCIAL USES</b>                     |    |    |    |    |    |    |    |    |    |    |    |    |                        |
| Retail Sales and Services, Shopping Center | -  | -  | -  | -  | P  | P  | -  | -  | -  | S  | S  | S  | 5.1.4.R.               |
| <a href="#">Self Storage, enclosed</a>     | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | P  | <a href="#">5.1.4.</a> |
| Tattoo Establishment                       | -  | -  | -  | -  | P  | P  | -  | P  | -  | -  | -  | -  | 5.1.4.S.               |
| Vape and Tobacco Store                     | -  | -  | -  | -  | P  | P  | -  | P  | -  | -  | -  | -  | 5.1.4.T.               |
| Vehicle, Rental and Sales                  | -  | -  | -  | -  | P  | P  | -  | -  | -  | -  | -  | -  | 5.1.4.U.               |
| Vehicle, Minor Service                     | -  | -  | -  | -  | P  | P  | -  | P  | P  | -  | -  | -  | 5.1.4.V.               |
| Vehicle, Major Service                     | -  | -  | -  | -  | -  | S  | -  | P  | S  | -  | -  | -  | 5.1.4.W.               |

- Add the following section to LDO 5.1.4

### 5.1.4. Self-Storage, enclosed

1. Characteristics. An enclosed storage facility of a commercial nature containing fully enclosed bays that are leased exclusively for storage of household goods or personal property.
2. Accessory Uses, Including outdoor storage, are not permitted.
3. Examples. Examples include enclosed self-storage facilities
4. Use Standards. Self Storage facilities shall keep the interior roll up doors of the facility not visible from the exterior.

The proposed text amendments for Table 3.4.3, NC District Development Standards and Table 3.4.2, AC District Development Standards follow. Proposed text is shown in blue and underlined and deletions are shown in ~~red strikethrough~~.

**Table 3.4.2. AC District Development Standards**

| STANDARDS                                                                                                                                                  |                      | AC REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Height                                                                                                                                            |                      | <p>Max: 35' (By Right)</p> <p>60' May Be Permitted If Building Is 100 Feet or Greater from Boundary of District and If an Interior Sprinkler or Fire Suppression System Is Provided. If No Sprinkler or Fire Suppression System Is Provided, The Building Shall Not Exceed 35' in Height</p> <p>Building Heights Above 35' Require Additional Compatibility Standards Per Section 6.2.3.</p> |
| Density                                                                                                                                                    |                      | 10 Units/Acre (By Right)                                                                                                                                                                                                                                                                                                                                                                     |
| Building Placement<br>(Min/Max)<br><br><a href="#">Minimum Setbacks May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC</a> | Front * <sub>1</sub> | 15'/75'                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                            | Side * <sub>2</sub>  | 5'/50'                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                                                                                            | Rear * <sub>3</sub>  | 10'/75'                                                                                                                                                                                                                                                                                                                                                                                      |
| Lot<br><br><a href="#">Minimum Lot Length and Width May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC</a>                 | Length (Min)         | 75'                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                                                                                            | Width (Min)          | 50'<br>20' (Attached)                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                                                            | Coverage (Max)       | N/A                                                                                                                                                                                                                                                                                                                                                                                          |



|          |                  |                                                                                                          |
|----------|------------------|----------------------------------------------------------------------------------------------------------|
| Frontage | % Requirement    | 35%<br>Outparcel buildings may be used to meet frontage requirements                                     |
|          | Active Use Areas | Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less)<br>Maximum AUA Depth: 10' |

|                                                                             |                                                                                 |                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                             | Encroachments<br>(Upper Story Only;<br>Only Where Clear<br>of Public Utilities) | Maximum Length: 50% of Building Frontage<br>Maximum Encroachment: 6'<br>Minimum Clearance: 8'<br>Balconies, Awnings, And Porches Are Permitted Encroachments<br>Encroachments Are Only Permitted with Written Authorization from the Town, NCDOT, and/or Any Other Appropriate Legal Entity Which May Have an Easement/Ownership or Similar |
|                                                                             | Entrances                                                                       | Front (Primary Street-Facing); Corner Lots May Orient Entrances to The Corner or Provide an Additional Entrance Oriented to The Secondary Street)                                                                                                                                                                                           |
| Landscaping and Open Space                                                  |                                                                                 | Property Perimeter, Parking Perimeter and Vehicle Use Areas and Service Areas; Foundation Plantings<br>Permitted Open Space Types: Green, Commons, Square, Plaza                                                                                                                                                                            |
| <b>Building and Site Design</b>                                             |                                                                                 |                                                                                                                                                                                                                                                                                                                                             |
| Architectural Standards                                                     |                                                                                 | Blank Walls Not Permitted Facing Any Public Street Frontage or Non Mixed-Use Zoning District                                                                                                                                                                                                                                                |
| Maximum Single-Use/Building Size<br>(Excluding Residential Only Structures) |                                                                                 | 50,000 Square Feet<br>Maximum Single-Use Size May Increased If Approved as Part of An Approved Development Agreement by the BOC.<br>No Size Limits for Mixed-Use Buildings; Only Commercial on Ground Floor                                                                                                                                 |
| Maximum Blank Wall                                                          |                                                                                 | Maximum 50 Square Feet Blank Wall Area Or 15% Of the Total Wall Area<br>A Maximum 25' In Length Without a Compliant Design Feature                                                                                                                                                                                                          |
| Minimum Transparency % (By Story)                                           |                                                                                 | 40% Transparency on First Story, 35% Transparency for Each Story Above                                                                                                                                                                                                                                                                      |
| Drive-Through Locations                                                     |                                                                                 | Side Or Rear Only; Not Adjacent to The Primary Street                                                                                                                                                                                                                                                                                       |

|                       |                                                                                                                                                     |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Walls Required | Drive-Throughs<br>Parking Areas (Excluding On-Street Parking) Fronting Public Streets<br>May Be Utilized to Meet the Building Frontage Requirements |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|

|           |                                                                                                                   |
|-----------|-------------------------------------------------------------------------------------------------------------------|
| Rooflines | Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited |
|-----------|-------------------------------------------------------------------------------------------------------------------|

**Notes:**

\*1 Can be increased by a factor of 1.5 where an active use area is provided.

\*2 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided.

\*3 Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.

**Table 3.4.3 NC District Development Standards**

| STANDARDS                                                                                                                                               |              | NC REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Height<br><a href="#">Maximum Height may be increased if Approved as Part of An Approved Development Agreement by the BOC</a>                  |              | Max: 35' (By Right)<br><br>60' May Be Permitted If Building Is 100 Feet or Greater from Boundary of District and If an Interior Sprinkler or Fire Suppression System Is Provided. If No Sprinkler or Fire Suppression System Is Provided, The Building Shall Not Exceed 35' in Height<br><br>Building Heights Above 35' Require Additional Compatibility Standards Per Section 6.2.3. |
| Density                                                                                                                                                 |              | 8 Units/Acre (By Right)                                                                                                                                                                                                                                                                                                                                                               |
| Building Placement (min/max)<br><br><a href="#">Minimum Setbacks May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC</a> | Front *1     | 15'/100'                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                                         | Side *2      | 10'/50'                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                                                                                                         | Rear *3      | 10'/50'                                                                                                                                                                                                                                                                                                                                                                               |
| Lot<br><br><a href="#">Minimum Lot Length and Width May Be Reduced if</a>                                                                               | Length (Min) | 100'                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                                                                         | Width (Min)  | 50'<br>20' (Attached)                                                                                                                                                                                                                                                                                                                                                                 |

|                                                                                  |                                                                           |                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">Approved as Part of An Approved Development Agreement by the BOC</a> | Coverage (Max)                                                            | N/A                                                                                                                                                                                                                                                                                                                                         |
| Frontage                                                                         | % Requirement                                                             | 25%<br>Outparcel buildings may be used to meet frontage requirements                                                                                                                                                                                                                                                                        |
|                                                                                  | Active Use Areas                                                          | Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less)                                                                                                                                                                                                                                                              |
|                                                                                  |                                                                           | Maximum AUA Depth: 10'                                                                                                                                                                                                                                                                                                                      |
|                                                                                  | Encroachments<br>(Upper Story Only; Only Where Clear of Public Utilities) | Maximum Length: 50% of Building Frontage<br>Maximum Encroachment: 6'<br>Minimum Clearance: 8'<br>Balconies, Awnings, And Porches Are Permitted Encroachments<br>Encroachments Are Only Permitted with Written Authorization from the Town, NCDOT, and/or Any Other Appropriate Legal Entity Which May Have an Easement/Ownership or Similar |
|                                                                                  | Entrances                                                                 | Front (Primary Street-Facing); Corner Lots May Orient Entrances to The Corner or Provide an Additional Entrance Oriented to The Secondary Street)                                                                                                                                                                                           |
| Landscaping and Open Space                                                       |                                                                           | Property Perimeter, Parking Perimeter and Vehicle Use Areas and Service Areas; Foundation Plantings<br>Permitted Open Space Types: Green, Commons, Square, Plaza                                                                                                                                                                            |
| <b>Building and Site Design</b>                                                  |                                                                           |                                                                                                                                                                                                                                                                                                                                             |
| Architectural Standards                                                          |                                                                           | Blank Walls Not Permitted Facing Any Public Street Frontage or Non Mixed-Use Zoning District                                                                                                                                                                                                                                                |
| Maximum Single-Use/Building Size (Excluding Residential Only Structures)         |                                                                           | 25,000 Square Feet<br>Maximum Single-Use Size May Increased If Approved as Part of An Approved Development Agreement by the BOC.<br>No Size Limits for Mixed-Use Buildings; Only Commercial on Ground Floor                                                                                                                                 |
| Maximum Blank Wall                                                               |                                                                           | Maximum 50 Square Feet Blank Wall Area Or 15% Of the Total Wall Area<br>A Maximum 25' In Length Without a Compliant Design Feature                                                                                                                                                                                                          |

|                                   |                                                                                                                                                                                                                                                                       |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimum Transparency % (By Story) | 40% Transparency on First Story, 35% Transparency for Each Story Above                                                                                                                                                                                                |
| Drive-Through Locations           | Side Or Rear Only; Not Adjacent to The Primary Street                                                                                                                                                                                                                 |
| Street Walls Required             | Drive-Throughs                                                                                                                                                                                                                                                        |
| Rooflines                         | <p>Parking Areas (Excluding On-Street Parking) Fronting Public Streets</p> <p>May Be Utilized to Meet the Building Frontage Requirements</p> <p>Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited</p> |

Notes:

\*1 Can be increased by a factor of 1.5 where an active use area is provided.

\*2 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided.

\*3 Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.

|                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rooflines                                                                                                                                                                                                                                                                                                                                                                                            | <p>Parking Areas (Excluding On-Street Parking) Fronting Public Streets</p> <p>May Be Utilized to Meet the Building Frontage Requirements</p> <p>Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited</p> |
| <p><u>Notes:</u></p> <p>*1 Can be increased by a factor of 1.5 where an active use area is provided.</p> <p>*2 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided.</p> <p>*3 Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.</p> |                                                                                                                                                                                                                                                                       |

**PROPOSAL TO AMEND  
THE LAND DEVELOPMENT ORDINANCE,  
TOWN OF ROLESVILLE, NORTH CAROLINA  
Case Number TA-25-06 Add ‘Self-Storage, Enclosed’ Use and Modify Options for  
Development Agreements  
Ordinance # ORD-2025-22**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Table 5.1., Section 5.1.4., Table 3.4.2., and Table 3.4.3. to Add ‘Self-Storage, Enclosed’ Use and Modify Options for Development Agreements.

WHEREAS, North Carolina General Statute Section NC Chapter § 160D-702. (Effective January 1, 2025) Grant of power; (a) A local government may adopt zoning regulations. Except as provided in subsections (b) and (c) of this section, a zoning regulation may regulate and restrict the height, number of stories, and size of buildings and other structures; the percentage of lots that may be occupied; the size of yards, courts, and other open spaces; the density of population; the location and use of buildings, structures, and land.

WHEREAS, the Town of Rolesville Board of Commissioners firmly believes that it is in the public interest to amend the Town’s Land Development Ordinance as described below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF  
COMMISSIONERS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA:**

**SECTION 1. That Table 5.1. be amended to read as follows:**

- ✓ Addition (additions are **underlined**)
- Deletion (deletions are **~~struck through~~**)
- Alteration (additions are **underlined** and deletions are **~~struck through~~**)

|                                      |    |    |    |    |    |    |    |                 |                      |
|--------------------------------------|----|----|----|----|----|----|----|-----------------|----------------------|
|                                      | GC | CH | OP | GI | BT | TC | AC | NC              |                      |
| COMMERCIAL USES                      |    |    |    |    |    |    |    |                 |                      |
| <b><u>Self-Storage, Enclosed</u></b> |    |    |    |    |    |    |    | <b><u>P</u></b> | <b><u>5.1.4.</u></b> |

**That Section 5.1.4. be amended to read as follows:**

**5.1.4. Self-Storage, Enclosed**

- 1. Characteristics. An enclosed storage facility of a commercial nature containing fully enclosed bays that are leased exclusively for storage of household goods or personal property.**

**Attach 2: Ordinance as per Text Amendment Application**

2. Accessory Uses, including outdoor storage, are not permitted.
3. Examples. Examples include enclosed self-storage facilities
4. Use Standards. Self Storage facilities shall keep the interior roll up doors of the facility not visible from the exterior.

**That Table 3.4.2. AC District Development Standards be amended to read as follows:**

| STANDARDS                                                                                                              |                | AC REQUIREMENTS       |
|------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------|
| Building Placement (Min/Max)                                                                                           | Front *1       | 15'/75'               |
|                                                                                                                        | Side *2        | 5'/50'                |
|                                                                                                                        | Rear *3        | 10'/75'               |
| <u>Minimum Setbacks May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC</u>             |                |                       |
| Lot                                                                                                                    | Length (Min)   | 75'                   |
|                                                                                                                        | Width (Min)    | 50'<br>20' (Attached) |
|                                                                                                                        | Coverage (Max) | N/A                   |
| <u>Minimum Lot Length and Width May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC</u> |                |                       |



That Table 3.4.3. NC District Development Standards be amended to read as follows:

| STANDARDS                                                                                                                                  |                | NC REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Height<br><u>Maximum Height may be increased if Approved as Part of An Approved Development Agreement by the BOC</u>              |                | Max: 35' (By Right)<br><br>60' May Be Permitted If Building Is 100 Feet or Greater from Boundary of District and If an Interior Sprinkler or Fire Suppression System Is Provided. If No Sprinkler or Fire Suppression System Is Provided, The Building Shall Not Exceed 35' in Height<br><br>Building Heights Above 35' Require Additional Compatibility Standards Per Section 6.2.3. |
| Density                                                                                                                                    |                | 8 Units/Acre (By Right)                                                                                                                                                                                                                                                                                                                                                               |
| Building Placement (min/max)<br><u>Minimum Setbacks May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC</u> | Front *1       | 15'/100'                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                            | Side *2        | 10'/50'                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                                                                                            | Rear *3        | 10'/50'                                                                                                                                                                                                                                                                                                                                                                               |
| Lot<br><u>Minimum Lot Length and Width May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC</u>              | Length (Min)   | 100'                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                                                            | Width (Min)    | 50'<br>20' (Attached)                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                            | Coverage (Max) | N/A                                                                                                                                                                                                                                                                                                                                                                                   |

## **Attach 2: Ordinance as per Text Amendment Application**

**SECTION 2.** That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

**SECTION 3.** That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

**SECTION 4.** That this ordinance has been adopted following a duly advertised legislative hearing of the Town Council and following review and recommendation by the Planning Board.

**SECTION 5.** That this ordinance shall be enforced as provided in the Town of Rolesville's Land Development Ordinance.

**SECTION 6.** Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this 9th day of October 2025 by the Town of Rolesville Board of Commissioners.

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Ronnie I. Currin  
Town of Rolesville Mayor

**Attach 2: Ordinance as per Text Amendment Application**

**CERTIFICATION**

I, \_\_\_\_\_, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this \_\_\_\_ day of \_\_\_\_\_, 2025.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this \_\_\_\_ day of \_\_\_\_\_, 2025.

(seal)

\_\_\_\_\_  
Christina Ynclan  
Town Clerk

**PROPOSAL TO AMEND  
THE LAND DEVELOPMENT ORDINANCE,  
TOWN OF ROLESVILLE, NORTH CAROLINA  
Case Number TA-25-06 Add ‘Self-Storage, Enclosed’ Use and Modify Options for  
Development Agreements  
Ordinance # ORD-2025-22**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Table 5.1., Section 5.1.4., Table 3.4.2., and Table 3.4.3. to Add ‘Self-Storage, Enclosed’ Use and Modify Options for Development Agreements.

WHEREAS, North Carolina General Statute Section NC Chapter § 160D-702. (Effective January 1, 2025) Grant of power; (a) A local government may adopt zoning regulations. Except as provided in subsections (b) and (c) of this section, a zoning regulation may regulate and restrict the height, number of stories, and size of buildings and other structures; the percentage of lots that may be occupied; the size of yards, courts, and other open spaces; the density of population; the location and use of buildings, structures, and land.

WHEREAS, the Town of Rolesville Board of Commissioners firmly believes that it is in the public interest to amend the Town’s Land Development Ordinance as described below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF  
COMMISSIONERS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA:**

**SECTION 1. That Table 5.1. be amended to read as follows:**

- ✓ Addition (additions are underlined)  
Deletion (deletions are ~~struck through~~)  
Alteration (additions are underlined and deletions are ~~struck through~~)

|                               | GC       | CH       | OP       | GI       | BT       | TC | AC | NC       |               |
|-------------------------------|----------|----------|----------|----------|----------|----|----|----------|---------------|
| COMMERCIAL USES               |          |          |          |          |          |    |    |          |               |
| <u>Self-Storage, Enclosed</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |    |    | <u>P</u> | <u>5.1.4.</u> |

That Section 5.1.4. be amended to read as follows:

**5.1.4. Self-Storage, Enclosed**

1. **Characteristics. An enclosed storage facility of a commercial nature containing fully enclosed bays that are leased exclusively for storage of household goods or personal property.**
2. **Accessory Uses Not Included.**
3. **Examples. Examples include enclosed self-storage facilities.**
4. **Use Standards.**
  - a. **Building architecture shall comply with LDO Section 6.8.2 except where noted in these Use Standards.**
  - b. **Each upper story devoted to this use shall have a minimum transparency of ten percent (10%) per floor and a maximum transparency of twenty percent (20%) per floor.**
  - c. **All transparency features / glazing shall be visually screened so that the interior of the building cannot be seen.**
  - d. **Excluding stairwells, internal illumination within upper stories of buildings dedicated to this use shall be screened so that internal light sources shall not be visible. Internal light fixtures directly visible from outside the structure shall be directed internally upward or shall be shielded to prevent such visibility. Sensor lighting shall be required for all internal illumination within upper stories of the building that contain this use, and those lights shall automatically shut off after at most twenty (20) minutes of inactivity.**
  - e. **The Self-Storage, Enclosed use shall not be permitted along South Main Street between Jonesville Road and Young Street except in the General Industrial Zoning District.**

That Table 3.4.2. AC District Development Standards be amended to read as follows:

| STANDARDS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | AC REQUIREMENTS |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Notes:<br><b><u>Any/all development standards in Table 3.4.2. may be modified if part of a Development Agreement approved by the Town Board of Commissioners.</u></b><br>*1 <b><u>(Front Setback)</u></b> Can be increased by a factor of 1.5 where an active use area is provided.<br>*2 <b><u>(Side Setback)</u></b> 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided.<br>*3 <b><u>(Rear Setback)</u></b> Except where served by rear parking, not to exceed 60'. Also accommodates required buffering. |                 |

That Table 3.4.3. NC District Development Standards be amended to read as follows:

| STANDARDS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | NC REQUIREMENTS |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Notes:<br><b><u>Any/all development standards in Table 3.4.2. may be modified if part of a Development Agreement approved by the Town Board of Commissioners.</u></b><br>*1 <b><u>(Front Setback)</u></b> Can be increased by a factor of 1.5 where an active use area is provided.<br>*2 <b><u>(Side Setback)</u></b> 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided.<br>*3 <b><u>(Rear Setback)</u></b> Except where served by rear parking, not to exceed 60'. Also accommodates required buffering. |                 |

### **Attach 3: Ordinance as per Staff Recommendation**

**SECTION 2.** That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

**SECTION 3.** That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

**SECTION 4.** That this ordinance has been adopted following a duly advertised legislative hearing of the Town Council and following review and recommendation by the Planning Board.

**SECTION 5.** That this ordinance shall be enforced as provided in the Town of Rolesville's Land Development Ordinance.

**SECTION 6.** Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this 9th day of October 2025 by the Town of Rolesville Board of Commissioners.

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Ronnie I. Currin  
Town of Rolesville Mayor

**Attach 3: Ordinance as per Staff Recommendation**

**CERTIFICATION**

I, \_\_\_\_\_, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this \_\_\_\_ day of \_\_\_\_\_, 2025.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this \_\_\_\_ day of \_\_\_\_\_, 2025.

(seal)

\_\_\_\_\_  
Christina Ynclan  
Town Clerk